

Annexure – 4

Name of the corporate debtor: Bulland Realtors Private Limited; Date of commencement of CIRP: 31.07.2023; List of creditors as on: 03.07.2026

List of unsecured financial creditors (other than financial creditors belonging to any class of creditors)
(Amount in ₹)

Sl. No.	Name of creditor	Details of claim received			Details of claim admitted				Amount of contingent claim	Amount of any mutual dues, that may be set-off	Amount of claim not admitted	Amount of claim under verification	Remarks, if any
		Date of receipt	Amount claimed	Amount of claim admitted	Nature of claim	Amount covered by guarantee	Whether related party?	% of Voting share in CoC					
1	Nimble Credit Co operative Society Limited	NA	6,02,00,000.00	6,02,00,000.00	UNSECURED	NIL	NO	8.69%	NIL	NIL	-	NIL	
2	Ranbir Singh	NA	-	18,46,904.00	UNSECURED	NIL	NO	0.27%	NIL	NIL	-18,46,904.00	NIL	Transfer From Home Buyers
3	Vipin Mahajan & Maninder Jit Kaur	NA	-	81,940.00	UNSECURED	NIL	NO	0.01%	NIL	NIL	-81,940.00	NIL	Transfer From Home Buyers
4	Salatur Rehman & Qamruz Zanam	NA	-	4,95,156.00	UNSECURED	NIL	NO	0.07%	NIL	NIL	-4,95,156.00	NIL	Transfer From Home Buyers
5	Vijay Lakshmi Rai	NA	-	8,48,959.00	UNSECURED	NIL	NO	0.12%	NIL	NIL	-8,48,959.00	NIL	Transfer From Home Buyers
6	Vijay Lakshmi Rai	NA	-	9,67,628.00	UNSECURED	NIL	NO	0.14%	NIL	NIL	-9,67,628.00	NIL	Transfer From Home Buyers
7	Jay MangalRam & Anita	NA	-	4,49,319.00	UNSECURED	NIL	NO	0.06%	NIL	NIL	-4,49,319.00	NIL	Transfer From Home Buyers
8	Raj Kishor Mishra & Divya	NA	-	5,02,101.00	UNSECURED	NIL	NO	0.07%	NIL	NIL	-5,02,101.00	NIL	Transfer From Home Buyers
9	Devender Singh & Nisha	NA	-	3,00,000.00	UNSECURED	NIL	NO	0.04%	NIL	NIL	-3,00,000.00	NIL	Transfer From Home Buyers
10	Shilpi Chatterjee & Amar Ghoshal	NA	-	5,35,767.00	UNSECURED	NIL	NO	0.08%	NIL	NIL	-5,35,767.00	NIL	Transfer From Home Buyers
11	Ramesh Singh	NA	-	5,20,532.00	UNSECURED	NIL	NO	0.08%	NIL	NIL	-5,20,532.00	NIL	Transfer From Home Buyers
12	Priyanshi Singh & Mithlesh Singh	NA	-	3,65,150.00	UNSECURED	NIL	NO	0.05%	NIL	NIL	-3,65,150.00	NIL	Transfer From Home Buyers
13	Himani Vashist	NA	-	5,12,909.00	UNSECURED	NIL	NO	0.07%	NIL	NIL	-5,12,909.00	NIL	Transfer From Home Buyers
14	Suraj Singh Sajwan & Aruna Kandari	NA	-	3,65,512.00	UNSECURED	NIL	NO	0.05%	NIL	NIL	-3,65,512.00	NIL	Transfer From Home Buyers
15	Bulland Buildtech Private Limited	NA	15,85,89,458.00	15,85,89,458.00	UNSECURED	NIL	YES	0.00%	NIL	NIL	-	NIL	Delay
16	Mohd. Iqbal	NA	4,47,337.00	4,47,253.00	UNSECURED	NIL	NO	0.06%	NIL	NIL	84.00	NIL	Delay
17	Bharat Kalra	NA	90,00,000.00	90,00,000.00	UNSECURED	NIL	NO	1.30%	NIL	NIL	-	NIL	Delay
Total Rs.			22,82,36,795.00	23,60,28,588.00				11.18%			-77,91,793.00		